

SUNSET COVE CONDOMINIUM OWNERS ASSOCIATION
Home Owners & Board of Directors Meeting
November 16, 2019 9:00 AM

AGENDA

Call Home Owners and Board of Directors Meeting to order: President

Request for Secretary to record meeting minutes: President

Roll Call of Board Members: Secretary: Nic Neumann, Russ Walster, J.C. Zalog, Ed Mitchem, Jim Smith, Cathy Freeman. Jim Smith was absent

Call for approval of the minutes of the October meeting: Secretary: J.C. made a motion to accept the minutes of the meeting in October and Jim seconded. All were in favor.

Call for Final Votes: Bob Nichols thought there was going to be a discussion of the budget before he turned in his vote. Nic informed him that everyone had 30 days to review before the vote.

Call for Counters of Ballots: Karen Fairchild and Robbin Cole help count the ballots

Treasurer Report: Cathy Freeman

Common Budget Checking: 24,179

Multi Budget Checking: 7,630

Common Reserve Checking: 49,888

Multi Reserve Checking: 33,563

For a Total of: 115,260

Association Manager's Report: Connie McCann: Toys for Tots has delivered their box and it's located in the main entry. They are asking for items/toys for older children this year as they tend to be forgotten. The list is located on the box. Please make sure that your heat is on at least 62 degrees many air conditioning systems were on when the maintenance team did their last check. Dryer Vent Company cleaned out a lot of vents this time wants the cove to consider cleaning once a year instead of every few years as there is a lot more full timers here now.

COMMITTEE REPORTS

FINANCE & BUDGET COMMITTEE:

Announce results of Budget vote and Ratification of the 2020 budget: the budget for 2020 passed with a vote of 67 yes's to 24 no's for a total of 91 votes. The 2020 budget passed by 74 percent.

LEGAL: Nic Neumann: nothing new to report

WATER: Nic Neumann: nothing new to report

SEWER COMMITTEE: Nic Neumann: as everyone knows we have a new sewer plant and it's up and running extremely well now. We have had a lot of rain and had to do some pumping but the numbers and data that is coming out of the plant is good. We will be giving a tour of the new plant after the meeting if anyone would like to go please meet here in the clubhouse. As far as the lift station is concerned we have had some wipes show up but with the new baskets in place and the addition of the lock placed on the door we are hoping that these types of incidents will stop.

COMMON BUILDINGS & ROAD MAINTENANCE: J.C.Zalog- nothing to report

CORPS OF ENGINEERS COMMITTEE: Bill Lyons- Malcolm is retiring for the 3rd time and we are purchasing a card for him from the Cove as he's been super to work with.

GROUNDS COMMITTEE: Jim Higgins- the grounds committee did meet again yesterday and discussed some updating of shrubs around not only the clubhouse but the fronts of the condos as well. This will go along with several projects that multi will be needing in the future such as the retaining walls at buildings 4 and 5 we are still collecting bids for those and will keep everyone updated. We are also purchasing new signs for the Cove as the ones we have a several years old and starting to fall apart. Plus

we will have some speed limits signs as well. We are also looking into putting up for bid the mowing and weeding we have done this several times in the past and the board has always chosen to let the staff continue to do these jobs because of the cost. We will let everyone know how this goes. The grounds committee took to the board the possibility of removing several more flower beds and letting the social committee take over the Christmas décor.

HOME & LOT OWNERS COMMITTEE: J.C. Zalog- Russ is continuing working on his home. No timeframe for when the Kistler's will begin theirs.

MULTI-UNIT OWNER COMMITTEE: Russ Walster- Like Jim talked about we are awaiting some more bids on the retaining walls in front of building 4 and 5. We also have several other buildings in need of repairs. The multi will have to have an assessment in the near future to accomplish these endeavors as some of these items are needed due to the liability of not fixing them. Randy Smith commented that the HVAC units could be compromised during these projects and what the board would do. Jim responded that all contractors have insurance certificates in place before work is done.

SOCIAL COMMITTEE: Deb Grace/Lory Tripses- The Sunset Cove Social committee met twice since the last board meeting. The focus of our work was to develop the Social Committee Mission Statement and guidelines. The guidelines are to set a framework for the purpose, duties and responsibilities of the Social Committee and offer a means of communication with the Sunset Cove community. Social Committee will do clubhouse decorating for the upcoming Holidays on November 22, at 10:00 a.m. They have ladies luncheon on December 12, at Devil's Pool at the Big Cedar Lodge. The men's luncheon is December 12 as well and announcements will be sent to the association manager so she can distribute, Christmas Part is Saturday, December 21, and New Year's Eve is being planned. Taking down Christmas décor will be January 7, 2020 at 2:00 p.m. and the Annual Pool tournament will be January 18th at 5:30 p.m. The Social Committee is open to any ideas for future activities. Feel free to call or email Deb Grace, Lori Tripses or Bill Lyons.

OLD BUSINESS:

1. **Signage:** Jim Higgins makes a motion to accept Signs Now bid and J.C. seconds all were in favor.
2. **Rovell Lot Status:** Due to the rain the contractor has had several delays hopefully soon it will be finished and a temporary fence installed as the drop off is very dangerous this will be done at the owner's expense.
3. **Special Assessment (Clubhouse)** several owners want the payments perhaps broke down into 3 payments instead of two as Christmas bills come due in January. The board will take this into consideration but contractors need to begin work in January as the pool will and clubhouse will need to be shutdown during the work. It's important that all work is done by the time the new season rolls around.

NEW BUSINESS:

1. **Insurance Renewal:** J.C. makes a motion to accept proposal number 2 for the renewal of the insurance policies with Farmer's. Cathy seconds and all are in favor.
2. **2020 Meeting Dates:** March 20 & 21, April 24 & 25, June 26 & 27, Oct 9 & 10, Nov 20 & 21.
3. **Building Permit Fee:** Russ makes a motion to collect a \$500.00 building permit fee from all owners wanting to build a home here. This is to cover expenses such as a survey. J.C. seconds this motion and all were in favor.
4. **Amend by-laws to include language for trees:** the board several years ago had several owners look at forming a tree policy for owners so trees would not impact other owner's views. At that time a tree policy which is on the website was put in place where owners should be able to

go to other owner's and come to an agreement about tree height's so a view could be obtained if possible. 30 feet is the height of a home for Sunset Cove and preferably tree heights should be around the same. The board has chosen to amend the by-laws and place the tree committee's recommendation into place.

Special Note: Several owners (Cheryl Peterson, Eric Knaust, Ward Howard, Randy Smith, Ron Cole, Bob Nichols and Mike Jenkins the developer's assistant) during the meeting were vocal and some very heated about certain issues all of which the board will discuss at their next meeting. Those suggestions included:

Payroll done in house

Solar Panels on the clubhouse

Insurance questions/multiple bids

Building maintenance

Putting the meetings on internet

Taking away internet and cable as an amenity

Charging owners for trailer parking

Maintenance doing dryer vents cleaning and pest control

Adding work orders to website everyday along with daily work done by Maintenance and Association Manager.

Giving 120 days instead of 30 for budget prep

Owner's being allowed to be involved more in budget process

Adjourn: Cathy made a motion to adjourn and Ed seconded all were in favor.

Tour of Waste Water Treatment Plant